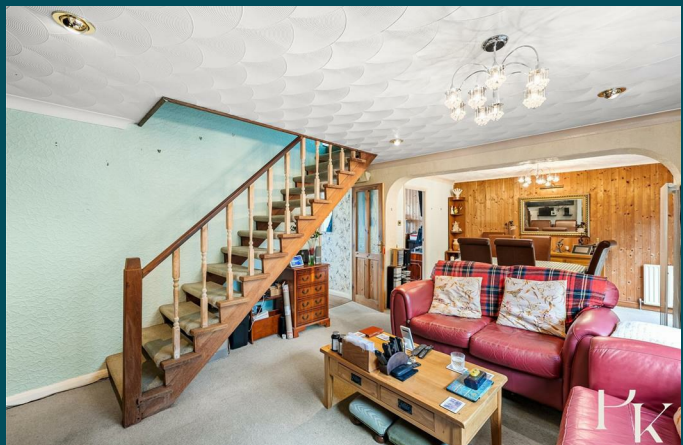




6 Ticehurst Road

Brighton, BN2 5PU

Offers over £400,000

Positioned moments from East Brighton Park and enjoying elevated, far-reaching views across the city towards the sea, this spacious four-bedroom family home offers fantastic potential to modernise and personalise throughout.

The property has been a well-kept and much-loved home for many years, with bright, well-proportioned accommodation arranged over two floors. The ground floor features a welcoming entrance hall, generous open-plan living and dining room, modern fitted kitchen with uninterrupted westerly views, and an additional room ideal as a study or fourth bedroom.

Upstairs, there are three good-sized bedrooms, including a spacious main bedroom with en-suite, along with a family bathroom. Externally, the property benefits from both front and rear gardens, along with a useful detached office and workshop—perfect for those working from home or seeking additional storage.

The home would now benefit from cosmetic renovation, providing an excellent opportunity for buyers to create a wonderful home tailored to their own taste and style.

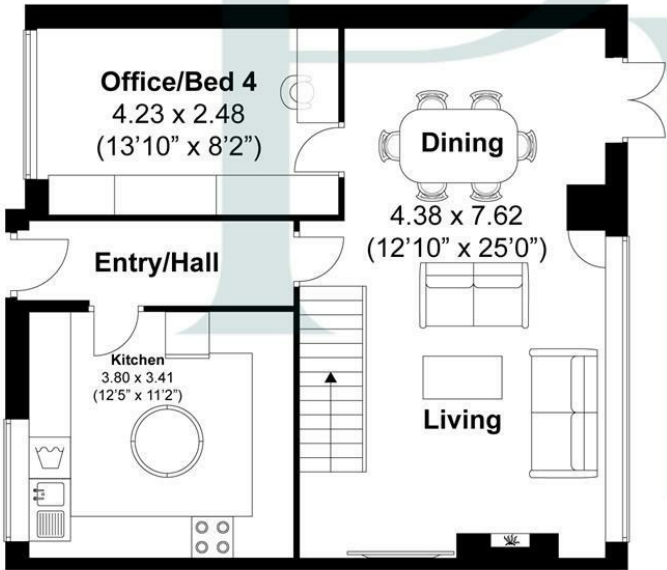
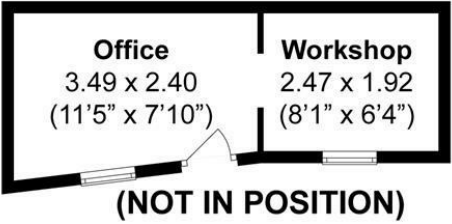
Ticehurst Road is ideally positioned close to East Brighton Park, offering open green space, playing fields, and access to Brighton Marina and seafront. The area is well served by local bus routes providing easy access into the city centre, and falls within catchment for sought-after local schools including St Mark’s Primary and Brighton College.

The home is offered for sale with no onward chain and the additional benefit of 10 highly efficient solar panels.

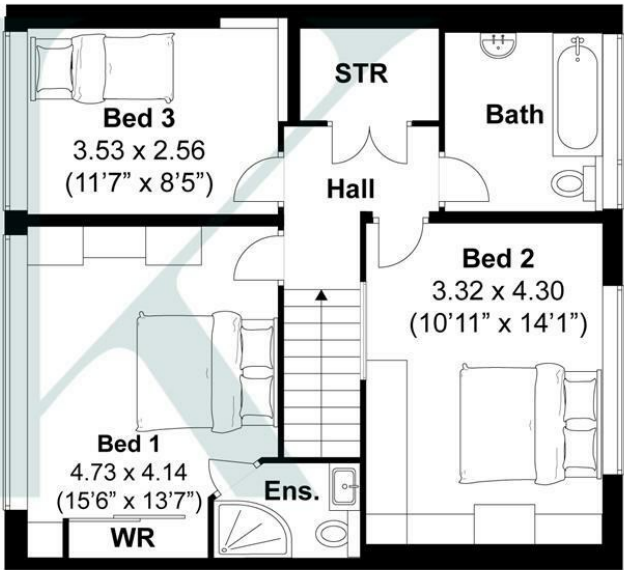


Ticehurst Road, Brighton

Approximately 140 sqm (1506 sqft) - Total
Approximately 126.8 sqm (1364.8 sqft) - Excluding Outbuilding



GROUND FLOOR



FIRST FLOOR

Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Pearson
Keehan